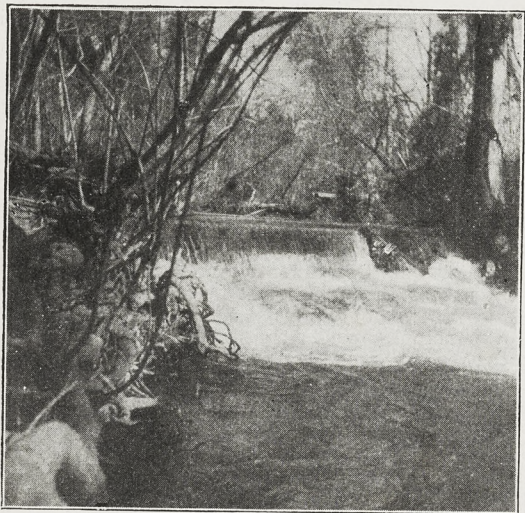


NOT IN KCCP

— THE BEND....

The Gem of the Sacramento Valley



Source of Water Supply for the Bend

Where all things combine to make an ideal
home within easy reach of anyone



A. F. M. McCOLLOUGH

LOS ANGELES, CAL.

THE BEND.

The Bend is located in the northern part of the fertile Sacramento Valley near the center of Tehama County. It is bounded on three sides by the Sacramento river, forming a bend from which it takes its name. There is about 2000 acres of rich alluvial soil and an additional amount of mesa land adjoining. This body of land has been subdivided into 20, 40 and 80 acre tracts laid off with uniform avenues, and now has some thirty-odd families residing thereon comprising a population of about 200 people. All are in a prosperous condition. A new school-house has recently been erected. There is a good store, postoffice, daily mail and all necessary facilities needed in such a settlement. It is connected by a good road with Red Bluff, the county seat, a distance of seven miles away. Red Bluff is situated on the bank of the Sacramento river. The main line of the Southern Pacific Railway between Sacramento and Portland, Oregon, passes through it. It is a thriving, prospering town of about 4,000 people, and is the principal town in the county. It has good churches, schools, banks, hotels, stores, factories, machine shops, roller process flouring mill, cannery, sash, door and box factory, and numerous smaller enterprises, with a mercantile business that extends to extensive lumbering and mining interests north, east and west.

SCENERY.

The scenery in the upper Sacramento Valley is magnificent, not surpassed in any other part of the State. The extensive patronage of summer resorts in the foothills of the Sierra Mountains is abundant evidence of this. Go where you will, mountains are ever in view, making the landscape strikingly beautiful. Mt. Shasta, 140 miles to the north, lifts itself to the height of 14,442 feet above sea level, and



its summit is covered with perpetual snow. The distant mountain peaks clearly defined on the sky seem comparatively featureless, but the rivers at their base fringed with all kinds of trees—orchards, vineyards, patches of perpetual verdure and the vast fields of grain stretching away for miles down the valley challenge the admiration of the beholder.

CLIMATE.

Tehama County has practically no winter, the mean annual temperature being 62.5 degrees; and seldom does the temperature fall below 30 degrees above zero. It does not vary much from that of the interior part of Southern California, such as Ontario, Pomona, Redlands and Riverside. The valley is protected from the cold north and east winds by lofty mountain ranges which also furnish complete protection from cyclones and wind storms.

SOIL.

The bottom land is a dark sandy loam of pure sediment and has a depth of 12 to 30 feet, underlaid with a wash gravel, in which is found an inexhaustible supply of pure, cool

and soft water. The soil is far above the average in its fertility, evidenced by the quality and quantity of fruits, grains, cereals, berries and other vegetation to be seen on the tract. The second bottom or mesa is a clay loam soil and in parts a reddish soil of decomposed granite, so popular in Southern California for the production of citrus fruits. Part of the tract has some scattered live oaks, cottonwood, alder, sycamore and pines, which not only add to the picturesqueness, giving it a park-like appearance, but provides ample fuel, and much of it will more than pay cost of removing for its fuel value. The advantage of this virgin soil to be begin with is worth many times more than the cost, and as compared with the vast tracts of grain lands offered for sale, that have been cropped for years, is certainly superior. The contour of the land and the elevation above the river is from 15 to 50 feet, and provides excellent drainage.

RAINFALL AND IRRIGATION.

The rainfall in this part of the State is abundant for all general farming, averaging 27 inches for the past 14 years, and falls from month of October to and including month of May.

In addition to this, the Bend is fortunate in being possessed of a model irrigation system that can be used when occasion requires. Nature has provided the facilities for obtaining water for this garden spot. A creek running pure mountain water in abundance all the year, traverses the tract, emptying into the river. This has been diverted by dam and canal to a large reservoir, constructed two years ago, with a capacity of 25 to 30 million gallons, and from here by a system of ditches, pipe lines and flumes it is conveyed to all parts of the land, providing a gravity system so much more economical to support and maintain than by a power system. Each subdivi-

sion of land is provided with its proportionate share of stock in this water company and is ample for all its needs. In this way the land owners own the water and control the same, requiring only a nominal assessment to pay for maintenance. Such natural and economical facilities are very rare in California irrigation districts.

Choice fruits are produced throughout the valley without irrigation, while trees are three, four and five years of age. It being possible to supply the trees with sufficient moisture by constant and systematic cultivation, but older trees require more moisture than can be supplied by these means, and render irrigation absolutely necessary for returns.

PRODUCTS.

Alfalfa, the great forage crop, makes a rapid and vigorous growth in this section. It can be cut from four to five times a year, yielding from 5 to 7 tons per acre, with a market price of from \$7 to \$10 per ton. It makes the best of food for stock and is one of the safest crops for steady and reliable income. Fruits of all kinds do well, such as peaches, prunes, pears, apricots, apples, olives, figs, almonds, walnuts, grapes, berries, melons. Tehama county produces more peaches than any other county in the State. The largest single vineyard in the State is in this county—known as the Stanford Vineyard and contains more than 4,000 acres.

Strawberries that have no superior have been grown the past three years on the Bend and bring large returns for time and labor expended. The same may be said of other varieties of berries and melons. Oranges are grown to perfection, but extent of land only warrants production for local uses. In fact, a crop that cannot here be grown has yet to be named. Successive crops on the same ground can be raised of potatoes, beans, peas.

and all garden products; without irrigation this would not be possible.

I refrain from giving glowing tabulated statements of profits reputed to be made on different products. They frequently are misleading. But these lands will produce successfully anything any other land in the valley will, both as to quantity and quality.

GAME.

There is good fishing, not only in the Sacramento river, but in numerous mountain streams that flow from the mountains to the river. Deer are still plentiful in the nearby country. Quail in abundance and wild duck and geese make annual feeding grounds on creek and canals.

UNSOLD LANDS.

There remains now less than 700 acres of the very best part of this land to sell, which lies in a compact form in the central portion of the tract, county road passing through it. Some 200 acres of this is improved in full-bearing orchard, alfalfa and grain. This will now be sold at specially low prices in order to close it out, in any subdivision desired. Purchasers can make selection whereby part improved can go with some unimproved and have incomes from the start. The prices will be made reasonable and terms easy.

The title to these lands is perfect, free and clear of encumbrance. Joint ownership of water attaches to all of the lands and is inseparable. Many localities advertise cheap lands in irrigation districts, and when investigated (often too late) it is found that land is in a bonded district, where not only interest is to be paid—eventually the bonds—and at the same time an expensive system and management to maintain.

A number of families have removed to this locality from Southern California within **past**

For Sale.

27 acres adjoining the land described in "Bend" circular, the property of Newby & Henry, all fenced, four acres of peach trees in full bearing, one acre Thompson seedling grapes, about five acres sown to alfalfa, five miner's inches of running water deeded with the place, with no expense but a nominal amount for repair of ditch, which will not amount to more than \$1 per share per annum (one share representing one inch of water.) The soil compares with the best in the locality, and the place lies on the bank of the Sacramento River about twenty feet above high water mark. Price \$2100. Terms as follows: \$500 cash; balance in five annual payments, if desired with interest on deferred payments seven per cent per annum, payable at the end of each year. See the place, it will speak for itself.

For Sale.

144 acres (adjoining the above described property) of which about one-half is good fruit land, the balance good pasture land. All under fence, together with fairly good house and barn, fruit house, cutting shed, boxes and trays for drying fruit, about 1200 peach and apricot trees in full bearing, pipe lines, ditches etc. together with six miner's inches of running water for irrigating purposes, and a good well of water for domestic use. Plenty of timber on pasture land (oak and pine) for wood. In fact nearly all the land is covered with timber which can be made into fire-wood and sold in Red Bluff at from \$4 to \$4.50 per cord. There is a vineyard of two acres in full bearing upon the place. Price, \$4,500, on the following terms: \$1,000 cash, balance in five annual payments of \$700 each if desired, with interest at 7 per cent per annum, payable at the end of each year.

For further information about either of the above places, apply to, or write to B. F. NEWBY, "Call" office, San Francisco, Cal.

W. F. Newby

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two years and are now prospering. The superior advantage shown in abundance of water, the character of soil, and value of lands, were the convincing arguments in its favor. These people were well-to-do, purchasing from 30 to 100 acres each, and in most cases paid in full for land at time of purchase. People in California find that climate alone will not support and maintain a family. Only the very rich can afford to locate on the high-priced lands, with high-priced water, which very often fails to materialize where climate is chief consideration. Central and Northern California are now awakened to the fact that natural and superior facilities exist in their territory. It simply being a matter of combining a little money with energy, which will make everything beautiful, enjoyable and profitable. All we ask intending homeseekers is to visit this locality before purchasing elsewhere.

SUMMARY.

LOCATION—Beautiful and romantic; convenient to good markets, with best of prices for all products.

CLIMATE—Is ideal. Winters are mild, summers delightful, even during the warm months of July and August. Never too hot to work, and the evenings cool and restful. Sunstrokes and cyclones are unknown in California.

FUEL—Abundant and cheap. Well water, pure, cool and soft, obtained at a depth of 30 to 50 feet.

SOIL—Of unusual depth and quality. No alkali to be found on the tract, nor adobe lands to contend with. Drainage is perfect.

Personal examination of this property will convince you that its advantages are not overstated.

For further information inquire of owner,
A. M. F. McCOLLOUGH, Los Angeles.

Or to W. S. McCollough, Supt.,
Red Bluff, Cal.

I also have for sale a very choice stock range of about 7,000 acres deeded land, controlling from 10,000 to 12,000 acres of range. This is covered with brush and trees. The contour of same broken and is excellent pasture all the year. It is well supplied with water and from 300 to 500 acres can be tilled and irrigated at a very small expense by diverting water from creek running through it. It is one of the best stock ranges in Northern California and will be sold reasonable. Apply as above.